

1 BILL NO. R-85-11-55

2 DECLARATORY RESOLUTION NO. R- 161-85

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Parcel C, Block #13, Interstate  
13 Industrial Park, Fort Wayne,  
14 Indiana;

15 said property more commonly known as SEC Newaygo Road and Pro-  
16 duction Road, Interstate Industrial Park, Fort Wayne, Indiana;

17 WHEREAS, recommendations have been received from the  
18 Committee on Finance and the Department of Economic Development  
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said  
21 Resolution has been published in accordance with I.C. 5-3-2 and  
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has  
24 already been designated an allocation area under I.C. 36-7-14-39,  
25 the Fort Wayne Redevelopment Commission has adopted a Resolution  
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
28 THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating  
30 the above described property an "Economic Revitalization Area" is  
31 confirmed in all respects.

32 SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
1.1-12.1, said designation to begin on the effective date of this

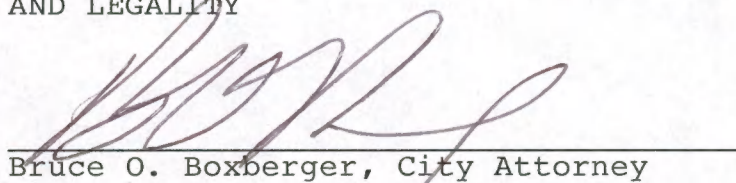
1 Page Two

2 Resolution and continue for one (1) year. Said designation shall  
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force  
5 and effect from and after its passage and any and all necessary  
6 approval by the Mayor.

7  
8   
Councilmember

9  
10 APPROVED AS TO FORM  
AND LEGALITY

11   
12 Bruce O. Boxberger, City Attorney  
13  
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Read the first time in full and on motion by Eisbart, seconded by Drew, and duly adopted, read the second time by title and referred to the Committee Jennine (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on 10th, the 2nd day of December, 19 85, at 7:00 o'clock P.M., E.S.

DATE: 11-26-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Henry, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 12-23-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 09-161-85 on the 23rd day of December, 19 85,

ATTEST:

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of December, 19 85, at the hour of 3:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of December, 19 85, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael C. Dahm
2. Owner(s) Production Road General Partnership
3. Address of Owner(s) 1910 Fort Wayne National Bank Building  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s):(219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne National Bank Building  
Fort Wayne, Indiana 46802
7. Telephone number of Applicant:(219) 423-4311
8. Address of Property Seeking Designation SEC Newaygo Road  
and Production Road, Interstate Industrial Park, Fort Wayne, IN
9. Legal Description of Property Proposed for Designation  
(may be attached) Parcel C, Block #13, Interstate Industrial  
Park, Fort Wayne, Indiana. See survey attached
10. Township Washington
11. Taxing District Fort Wayne-Washington 80



12. Current Zoning M-1, Light Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- 
- 
- b. What Structure(s) (if any) are on the property? None
- 
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land \$16,500.
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$1,270.48
17. Description of Proposed Improvements to the Real Estate
- 15,000 s.f. pre-engineered space suitable for light manufacturing,
- wholesaling and showroom area.
- 
- 
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- On or before April 30, 1986.
- b. When is completion expected? November 30, 1986
19. Cost of Project (not including land costs) \$400,000

A-1  
20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 15

b. What is the nature of those jobs? Anticipate wholesale and light assembly.

c. Anticipated time frame for reaching employment level stated above?

Twelve months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site is located within the limits of Fort Wayne,  
a community that has experienced extreme economic hardships  
due to unemployment, etc.



- \_\_\_\_\_
- \_\_\_\_\_
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

There is a demand for light manufacturing space of  
16,000 s.f. in this community. This building will help  
attract prospects to the area and will fill a definite need.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

\_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No x

26. Financing on Project

What is the status of financing connected with this project? Commitment for a conventional construction

financing proposed from a local bank.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I hereby certify that the information and representation on this Application are true and complete.

Michael C. Dahm

Signature (s) of Owners

Michael C. Dahm

November 12, 1985

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Approved or Denied?

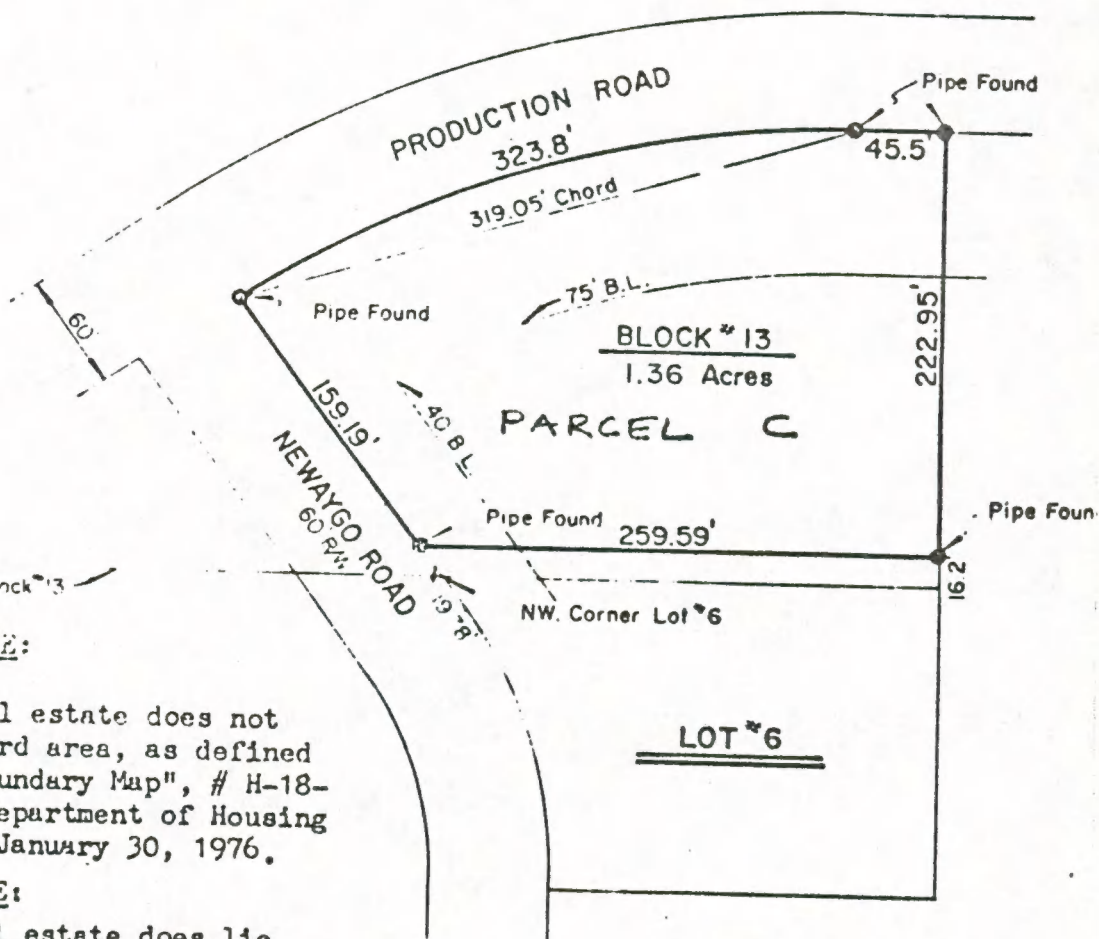
Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



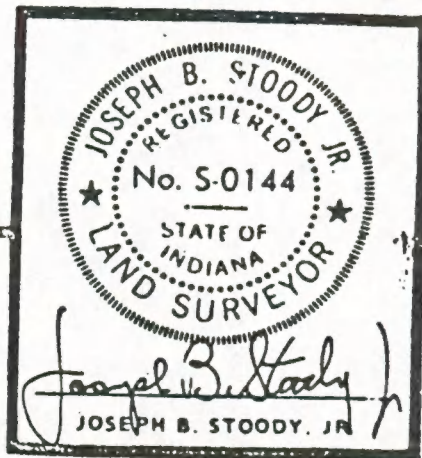


NOTE:

The above described real estate does not lie within a flood hazard area, as defined by the "Flood Hazard Boundary Map", # H-18-003-1580-C4, from the Department of Housing and Urban Development, January 30, 1976.

NOTE:

The above described real estate does lie within a designated flood hazard area, as defined by "Flood Hazard Analyses", November, 1974.



ARLINGTON INVESTMENT CORP.

SCALE 1" = 100'  
 DATE 3-12-76  
 JOB NO. 2386

Exhibit B - Continued

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-85-11-55

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Production  
Road General Partnership; SEC Newaygo Road and Production Road, Inter-  
state Industrial Park, Fort Wayne, Indiana)

EFFECT OF PASSAGE A 15,000 square foot building will be constructed on  
land that is presently vacant. There is a demand for light manufacturing  
space of 16,000 square feet in this community. This building will help  
attract prospects to the area and will fill a definite need.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

November 27, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on date of  
November 29, 1985, in both the News Sentinel and  
Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Declaratory Resolutions

Bill Nos. R-85-11-54 & R-85-11-55  
Bill Nos. R-85-11-56 & R-85-11-57  
Bill Nos. R-85-11-58 & R-85-11-59  
Bill Nos. R-85-11-60 & R-85-11-61

Please send us 4 copies of the Publisher's Affidavit  
from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-54 AND R-85-11-55)

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on November 26, 1985  
date

designating property at Production Road General Partnership;

SEC Newaygo Road and Production Road, Interstate Industrial Park,

Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M.,  
date, time & place  
Room 128 Council Conference Room, One Main Street, City-County Building,  
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	4
Head number of lines	18
Body number of lines	2
Tail number of lines	24
Total number of lines in notice	

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at 30.0¢ cents per line	\$ 7.20
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 30, 19 85

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

11/30/85

Subscribed and sworn to me before this 30th day of November 19 85

Drusilla Roose  
Anne M. Perkins  
Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-11-54 AND R-85-11-55)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1985 designating property at Production Road General Partnership; SEC Newaygo Road and Production Road, Interstate Industrial Park, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above-described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M., Room 12B, Council Conference Room, One Main Street, City-County Building, Fort Wayne, IN  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines  
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Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00  
TOTAL AMOUNT OF CLAIM \$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 30, 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:  
11/30/85

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-11-54 AND R-85-11-55)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1985 designating property at Production Road General Partnership; SEC Newaygo Road and Production Road, Interstate Industrial Park, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above-described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M., Room 128, Council Conference Room, One Main Street, City-County Building, Fort Wayne, IN  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

Subscribed and sworn to me before this 30th day of November 19 85  
Anne M. Perkins Notary Public  
My commission expires November 29, 1989



BILL NO. R-85-11-55

REPORT OF THE COMMITTEE ON FINANCE

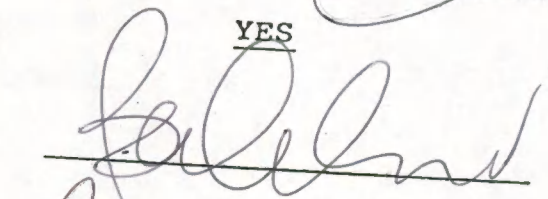
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) XXXXXXXXXX (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

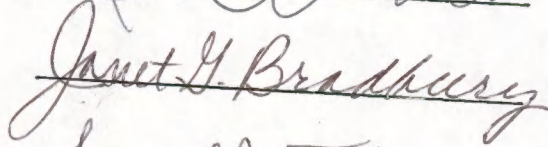
HAVE HAD SAID (ORDINANCE) XXXXXXXXXX (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) XXXXXXXXXX  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

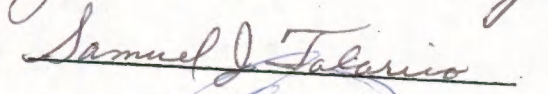
NO



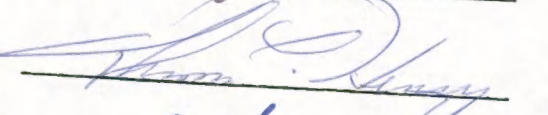
BEN A. EISBART  
CHAIRMAN



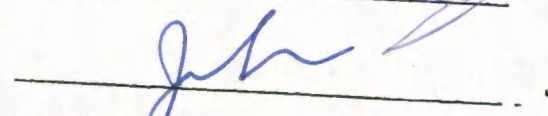
JANET G. BRADBURY  
VICE CHAIRWOMAN



SAMUEL J. TALARICO



THOMAS C. HENRY



JAMES S. STIER

CONCURRED IN 12-23-85

SANDRA E. KENNEDY  
CITY CLERK